



# **Permanent Supportive Housing Funding Recommendations**

**Tara Perez, Directions Home Manager  
Neighborhood Services  
City Council  
Tuesday, June 7, 2022**

# The Opportunity

- Use new federal funds to further City Council's longtime commitment to permanent supportive housing
- Tarrant County Homeless Coalition requested that Tarrant County, the City of Arlington and the City of Fort Worth create a total of 222 units of PSH in order to end chronic homelessness in the area. Fort Worth was asked to create 162 units of PSH
- To streamline application process, combine several funding sources

## PROBLEM: Chronic Homelessness

- Homeless longer than one year, disabled
- Only 20% of homeless population
- Older, higher percentage of males than overall homeless population
- Often overlap with unsheltered population\*
- Cost of one person living one year unsheltered - \$30,000-\$40,000
- Highest needs, highest vulnerabilities of homeless population
- Qualify for most intensive intervention – permanent supportive housing (PSH)



*\* Unsheltered homelessness refers to people living outside (under bridges, in tents, in cars)*

## **SOLUTION: Permanent Supportive Housing**



- Long-term rental assistance
- Long-term supportive services
- Case managers support client health, housing stability, job training, employment goals
- Available as long as client complies with lease agreement
- Scattered or single site

# SUCCESS STORIES

- Casa de Esperanza
- New Leaf
- Palm Tree Apartments
- Samaritan House Single Room Occupancy



- On Site Services
- Sense of Community
- Lower barriers to entry
- Close to public transportation





# LEVERAGING FUNDING

Capital Funding Sources for PSH	Amount
Directions Home Capital	\$1,262,801
Fort Worth Housing Finance Corporation	\$2,550,000
Foundation Match to Fort Worth Housing Finance Corporation Funds	\$2,550,000
HOME-ARPA	\$8,956,476
GENERAL ARPA	\$5,000,000
TOTAL	\$20,319,277



# Scoring Committee

- 3 Neighborhood Services Department staff members
- 1 representative nominated by foundations



# Scoring Criteria



SECTION	POINTS AWARDED	AVAILABLE POINTS
A. PROJECT DESCRIPTION	0	30
B. AGENCY EXPERIENCE	0	15
C. PROJECT DELIVERY/OCCUPANCY	0	25
D. FINANCIAL CAPACITY/LEVERAGING	0	30
Total Score	0	100



# Recommended Projects

- New Leaf Community Services
- Journey Home Housing
- OPG Clifton Riverside



***8843 Camp Bowie West***  
***8843 Camp Bowie West, 76116***  
***Council District 3***

- New Construction - Multifamily
- 48 Units of Permanent Supportive Housing
- NOFA Total (including foundation match): \$6,428,476 (\$133,926/unit)
- Total Development Cost: \$7,295,950 (\$151,999/unit)



# Presbyterian Night Shelter

*Journey Home Housing*  
*7600 Crowley Road, 76134*  
*Council District 8*

- New Construction – Multifamily (Quadplexes)
- 72 Units of Permanent Supportive Housing
- NOFA Total (including foundation match): \$9,312,800 (\$129,344/unit)
- Total Development Cost: \$10,748,600 (\$149,286/unit)





# OPG CLIFTON RIVERSIDE

*Clifton Riverside*  
*2406 E. Belknap St., 76111*  
*Council District 8*

- New Construction – Multifamily
- 94 unit apartment complex
- 8 Units of Permanent Supportive Housing
- NOFA Total: \$1,000,000 (\$125,000/unit)
- Total Development Cost: \$27,258,027 (\$289,979/unit)

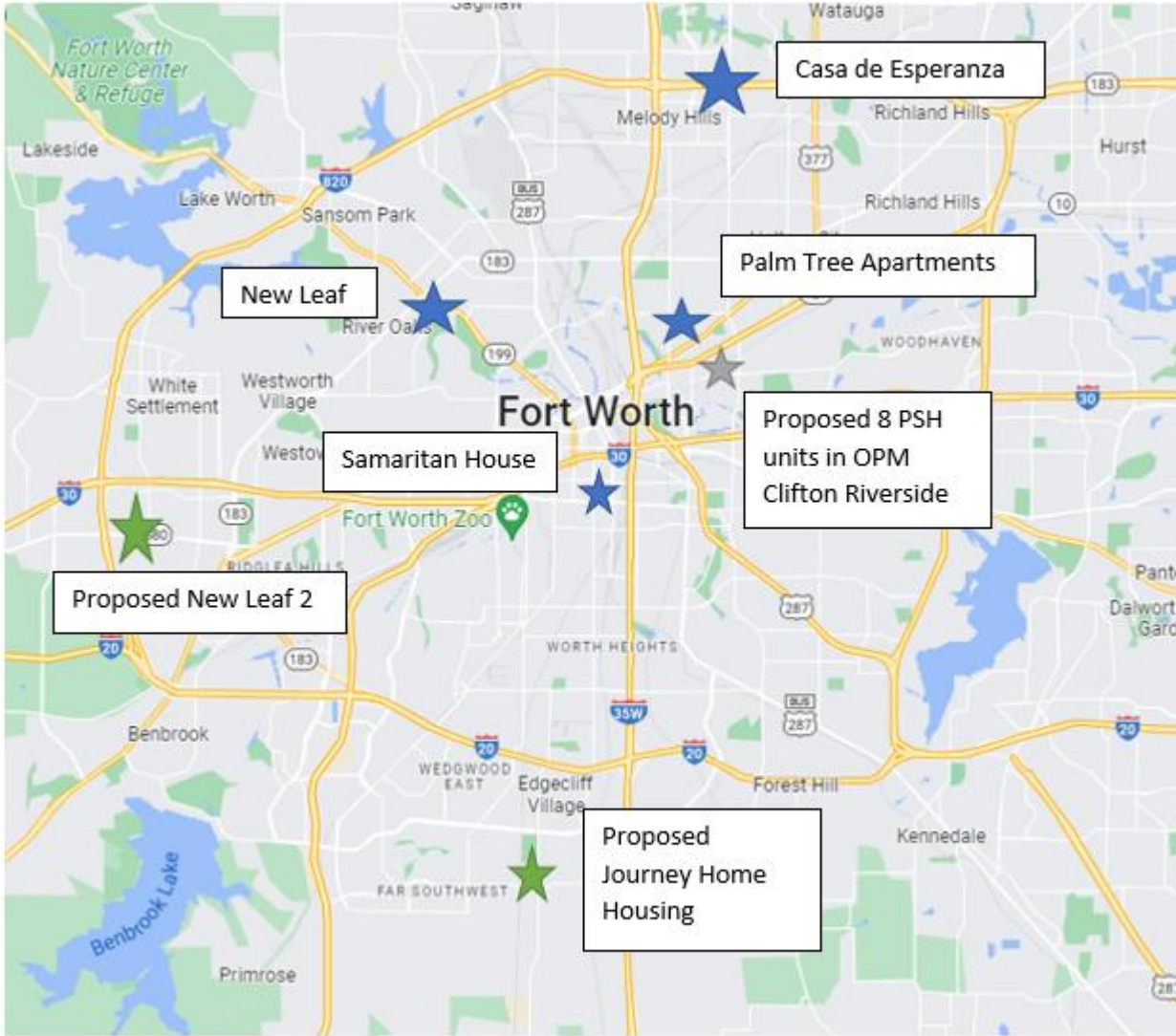


**OVERLAND**  
PROPERTY GROUP





# PSH PROJECT LOCATIONS





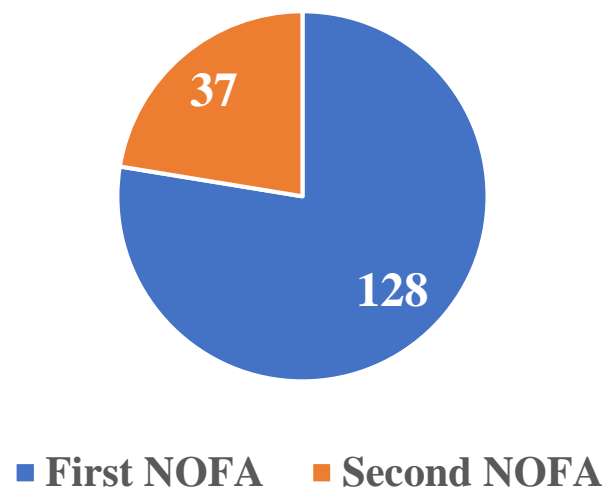
# Funding Recommendations

	New Leaf Community Services	Presbyterian Night Shelter	OPG Clifton Riverside	AVAILABLE FOR 4 <sup>th</sup> PROJECT	TOTALS
HOME-ARPA	\$ 3,878,476.00	\$ 5,078,000.00	\$ -	\$	\$ 8,956,476.00
General ARPA	\$ -	\$ 421,999.00	\$1,000,000.00	\$ 3,578,001.00	\$ 5,000,000.00
Directions Home	\$ -	\$ 1,262,801.00	\$ -	\$	\$ 1,262,801.00
Fort Worth Housing Finance Corporation	\$ 1,275,000.00	\$ 1,275,000.00	\$ -	\$	\$ 2,550,000.00
Foundations	\$ 1,275,000.00	\$ 1,275,000.00	\$ -	\$	\$ 2,550,000.00
	\$ 6,428,476.00	\$ 9,312,800.00	\$1,000,000.00	\$ 3,578,001.00	\$ 20,319,277.00
HOME Entitlement Funds	\$ -	\$ -	\$ -	\$ 1,057,963.00	\$ 1,057,963.00
TOTALS	\$ 6,428,476.00	\$ 9,312,800.00	\$1,000,000.00	\$ 4,635,964.00	\$ 21,377,240.00 <sup>14</sup>



# Reaching Unit Goal

Total PSH Unit Goal: 165





# Timeline

Activity	Date
Notice of Funding Availability Opens	March 8, 2022
Pre-Proposal Workshop #1: City Hall Annex – 3 <sup>rd</sup> Floor	March 23, 2022, 10am
Pre-Proposal Workshop #2: City Hall Annex – 3 <sup>rd</sup> Floor	March 23, 2022, 2pm
Last Day to Submit Questions	March 25, 2022
Responses to Questions Posted to Website	April 1, 2022
Applications Due	April 8, 2022
Underwriting Review Period	April 11-15, 2022
Cure Period/Developer Responses	April 15-29, 2022
Final Staff Recommendations	May 4, 2022
Community Development Council Meeting	May 11, 2022
City Council Approval (Funds Awarded)	June 14, 2022
Fort Worth Housing Finance Corporation Approval (Funds Awarded)	June 28, 2022
Anticipated Release of Second Permanent Supportive Housing Notification of Funding Availability	July 2022
Anticipated Award for Second Permanent Supportive Housing Notification of Funding Availability	September 2022
Project Completion	24 months after contract execution

# Questions/Comments?

